Bill 7 (2019), CD1
Early Testimony

April 23, 2109

Kymberly Pine
Chair Committee on Zoning and Housing
City Council
City and County of Honolulu
530 South King Street
Honolulu, HI 96813

Re: Bill 7 CD1 (2019) Relating to Affordable Rental Housing

Dear Chair Pine and Members of the Committee on Zoning and Housing,

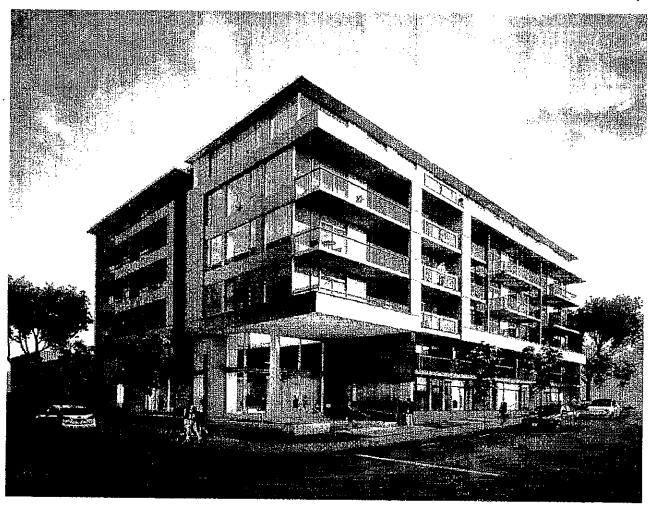
My name is Ave Kwok and I am the Managing Partner for Jade Dynasty Seafood Restaurant. Also, I own Pacific Resources, LLC which has been provide building materials for many developers almost more than a decade. Besides making popular Dim Sum for the people of Hawaii, my dream is to build my own affordable project.

I love to take on challenges and enjoy bringing the success to the community like Jade Dynasty. Recently, with the help of various bank loans, a big YES from First Hawaiian Bank, I add two rental properties to my financial portfolio. I become a landlord. As a land owner and I found there is a huge need for affordable housing. In fact, most of my tenants are AMI range of 80 to 100, the affordable people. But, I like to serve more tenants if can.

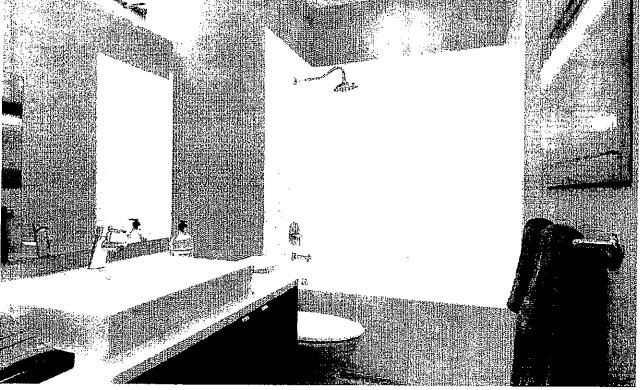
I always take on calculated risk before I would like to say a big YES. To convert the current rental buildings to new buildings under the current codes, the return will be a kiss of death. I am 49 years old who weights the risk and return 10x more careful than in my 20s. There is no doubt that construction expertise and the private financial sectors inspire my intention to develop. Taking a property that provide my family livelihood to a two-year development project is highly risky. Yet the biggest obstacle is how to make the new buildings to hit the decent rate of return. The fact that I am currently collecting a comfortable 6.8% return verses less than 3% return for the new built under the current city code. The return will make no

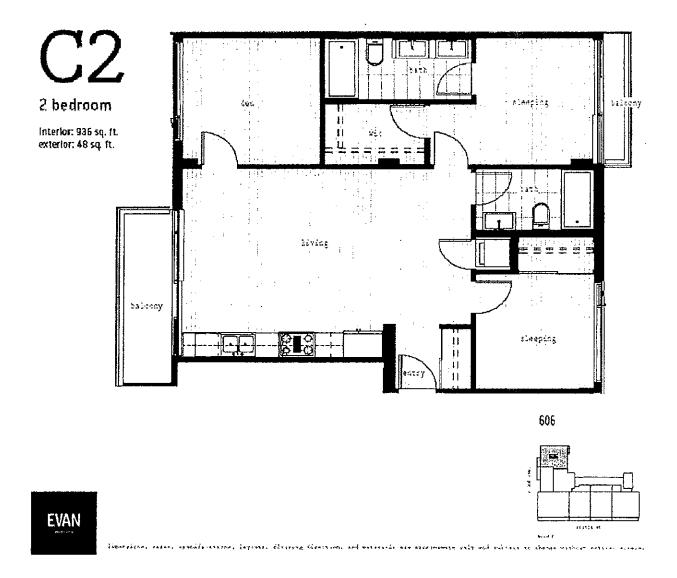
sense. Similar to many land owners on the island, I will be better off to keep the old building and pay its repairs along the way. Bill 7 shines the light in the dark tunnel. It helps land owner like me to succeed the new construction at a higher incentive and lower risk since I will be dealing with the similar type of tenants and banking loans anyway.

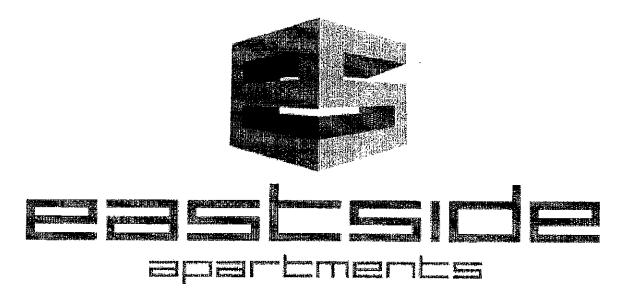
The Affordable Rental Housing Bill really changes my mind. The new bill provides more rental units and business rentals. The units will be newer and trendier in design like the rendering below. Based on my two properties and their calculation, the new bill also provides me a solid 6% return, overwhelming support for the construction loans from banks and more opportunity to serve more tenants. Tiring of looking at old Honolulu buildings such as McCully Street and South King Street, the new bill will bring fresh look to the city.











Lessen the code requirement will provide additional incentives to land owners in the construction costs. With my 15 years' construction cost background, I validate that the amended version provides clear professional language in guiding planning officials, banks and developers to meet their calculated risks and code requirement. There will be less point fingers after the projects are built. And more buildings will come up as ease in the next 10 years, providing a true solution to affordable housing.

I strongly believe many new young developers will be trained and grow under the new bill. And the city needs these trained developers for the future affordable housing development.

Back to the reality: I am buying the building for my wife and family. Do I want to take a risk now to change my rental income under the current building code? The answer is a No. Do I want to design and build a new building with increasing value under the amended Bill 7? The answer is a big YES. You and the committee members hold the ultimate key to the big YES to happen.

Warmest aloha and love to the new City!

Ave Kwok



Marshall W. Hung - Former Developer for Honolulu 215 N. King Street, Suite 1000, Honolulu, HI 96817 W: 808.526.2027 ext. 6 F: 808.526-2066

April 25, 2019

To: Councilmember Kymberly Pine

Zoning and Housing Committee, Honolulu City Council

Re: Support for Bill 7 With Reservations.....April 25, 2019 Public Hearing

Dear Councilmember Pine,

The "policing" conditions of DPP will stop the stated mission of 500 rental units per annum, or 10 to 15 small landowners to develop their small land parcels. The focus must be on "construction starts" from landowners, and DPP is mistaking Bill 7 as legislation over developers wanting to make business profits. We have provided construction costs and feasibility studies to explain to the City's Executive Branch and City Council.

The rental housing shortage crisis is a <u>supply issue</u>. Smart people know that if there is adequate supply, there is <u>less or no policing conditions needed</u>. It is the great shortage of supply that causes the need for occupancy policing.

Attached is a flier (Exhibit A) provided to Bank of Hawaii, First Hawaiian Bank, American Savings, and Central Pacific Bank to encourage their educating of the landowner customers of Bill 7, based upon the M&M Version sent to City Council from the Planning Commission. Everyone involved must be reminded that this legislation cannot be counted as being successful, unless the landowner construction starts occur over the next five years.

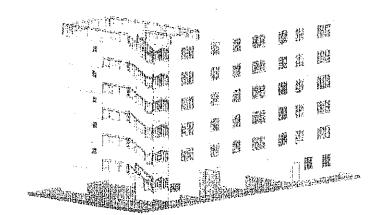
Thank you for your best efforts,

Marshall Hung, former real estate developer

Cc: Mel Kaneshige and Newton Chung

For Small Landowners of Apartment and Business Zoned Lands / 20,000 SF and Less

[Exhibit A]



Example of 25 Units on 5,000 SF Land Parcels

- Height Returned to 60 Feet and Lot Coverage to 80%
- 25 Apartments Possible for 5,000 SF
- 50 Apartments Possible for 10,000 SF
- Construction Code Change for Small Buildings
- Reduction in Construction Costs for Small Developments
- 80% of Building Must Be Rented to Working Population
- 20% of Building May Be Occupied by Landowners
- Condominium Ownership Allowing Financing / Ownership Options
- No Elevators Required
- Landowner Decides on Auto Parking
- GET Exemption for Construction
- 10 Year Property Tax Exemption
- Waiver of Wastewaters System Facility Charges
- · Waiver of Building Permit Fees

For Detail Information on Bill 7 and Financing..... Call _____ OR Email _____



April 23, 2019

Kymberly Marcos Pine, Chair Carol Fukunaga, Vice Chair City Council City & County of Honolulu

RE: Bill 7, CD1 (2019) Relating to Affordable Rental Housing

Aloha Chair Pine, Vice Chair Fukunaga and members of the City Council,

Thank you for allowing NAIOP Hawaii to submit testimony in **SUPPORT** of Bill 7, CD1. NAIOP Hawaii is the Hawaii chapter of the nation's leading organization for office, industrial, retail, residential and mixed-use real estate. NAIOP Hawaii has over 200 members in the State including local developers, owners, investors, asset managers, lenders and other professionals.

Bill 7, CD1 seeks to amend the Land Use Ordinance to incentivize development in the apartment mixed use and business mixed use districts to increase the number of affordable rental housing units. NAIOP Hawaii strenuously supports the Bill's intention to improve the opportunities to bring more affordable housing to Oahu. We believe Bill 7, CD1 can result in the re-development of under-utilized and functionally obsolete properties by significantly reducing the feasibility gap between costs and net rental income. To be maximally effective, we urge the City Council to pass Bill 7, CD1 with the recommendations as set forth by Mel Kaneshige's testimony (attached).

Affordable housing is severely needed on Oahu and NAIOP Hawaii believes Bill 7, CD1 is a step in the right direction for producing more affordable rentals and addressing this critical issue.

Mahalo for your consideration,

Scott Settle, Director NAIOP Hawaii

Attachment

March 27, 2019

Via email to info@honoluludpp.org

Councilmember Kymberly Marcos Pine Chair, Zoning and Housing Committee City & County of Honolulu 530 South King Street Honolulu, Hawaii 96813

Re: Bill 7 (2019) Relating to Affordable Rental Housing Proposed CD 1 to Bill 7 (2019)

Chair Pine and Members of the Zoning and Housing Committee,

My name is Mel Kaneshige. I am a retired Honolulu resident who is concerned about Hawaii's housing crisis.

I am submitting additional testimony regarding the proposed CD1 to Bill 7 that was posted in the Agenda Addendum by your committee today.

My specific comments to the changes proposed by CD1 are below, using the same lettering system as shown in the Agenda Addendum, Item 8. If a lettered change is not referred to, I have no comment on the change.

B. Clarifies the definitions of . . . "declaration of restrictive covenants".

<u>Comment</u>: The requirement of a declaration of restrictive covenant is unnecessary for enforcement. Indeed, the very next section (5) calls for a certification to be filed by the landowner affirming compliance with the Bill's requirements. This is a case of "belt and suspenders" and can scare owners off from starting these badly needed projects. Remember that these are not sophisticated developers but owners who have not done anything with their underdeveloped properties for years. We need to encourage them to do this not to scare them off with unnecessary paperwork.

Councilmember Kymberly Marcos Pine March 27, 2019 Page 2

D. In renumbered Section ___-1.3, limits the prohibition on CPRs to affordable rental housing projects located in TOD special districts.

Comment: I am opposed to this since CPRs should be permitted in all districts in which affordable rental housing is allowed. CPRs are a legal tool to separate title of a lot among different owners and can be particularly helpful when a family wants to develop an affordable rental housing project on family lands and wants to divide up the ownership among the family members. This can also be helpful to allow family members to separately obtain loans for each family member because of the differing needs of each family member. For example, one family member may need to borrow to send a child to college or to help with medical emergencies. Having separate legal title through a CPR would enable family members to accomplish this. Remember that, notwithstanding a CPR, the units must be rented to 100% AMI or less tenants.

E. Adds a new Section ___-1.4, to require the recordation of a declaration of restrictive covenants.

<u>Comment</u>: This is not necessary; a simple certification is all that is necessary. When a property owner wants a homeowner exemption for real property taxes, he files a simple certification, not a declaration of restrictive covenants. This requirement is overkill.

G. In renumbered Section ___-1.6, clarifies that the penalty provisions under that section apply to violations under Articles 2 and 3, and combines the penalty provisions in subsection (d) with the violation provisions in subsection (a).

<u>Comment</u>: I'm not sure that the penalty assessed here is meant to be "10 times the amount of the real property tax assessed". If it is, it is draconian and is inconsistent with what the City proposes for real property taxes in Section 8-10. (i)(3) on page 24 of CD1 which is the difference in the real

Councilmember Kymberly Marcos Pine March 27, 2019 Page 3

property taxes otherwise owed plus interest at 10% per annum. I believe the latter is what the City really means to impose as a penalty.

H. In Section __-2.2, deletes the prohibition against affordable rental housing projects in TOD special districts

Comment: I agree with the deletion of the prohibition against affordable rental housing projects in TOD special districts. However, this section should be amended to permit affordable rental housing to be built in business zoning districts as well as all other zoning districts in which pubic elementary, middle, and high schools are permitted. E commerce is changing the retail landscape and owners with business zoned lands that cannot find retail tenants should be permitted to built affordable rental housing instead. Public schools are having a difficult time recruiting and retaining teachers in large part because of their inability to find affordable housing. Permitting the DOE to use their underutilized school lands for affordable rentals is a big boost for public education. The State DOE has submitted testimony in favor of this provision.

In development standard table in Section __-2.3, under minimum front yard, provides for a 10-foot minimum front yard except in TOD special districts if no front yard is required and at least two-thirds of the total length of the building along the street frontage is dedicated to residential or commercial use.

<u>Comment</u>: This same table contains a requirement for a minimum of one off-street loading space to accommodate garbage pickup and garbage bin storage. I believe this should be up to the owner to decide in the same way that the owner will decide on the number if parking stalls, if any, to provide. The owner needs to gauge the market and his ability to rent (or not) his apartments with or without parking and loading spaces.

Councilmember Kymberly Marcos Pine March 27, 2019 Page 4

N. In Section ___-3.2(f)(3), provides that buildings that are less than three stories in height with 35 or fewer units may have one fire exit stairwell that is a minimum of 36 inches (instead of 48 inches) wide. Also requires that the stairwell exit to both the ground floor and the roof; and requires with a standard-sized door at the rooftop exit, and a railed-off waiting area on the rooftop.

<u>Comment</u>: Please delete height restriction. This should apply to building with 35 or fewer units.

P. In SECTION 3 (waiver of wastewater facility charges), SECTION 4 (waiver of plan review and building permit fees), and SECTION 5 (waiver of park dedication requirements) of the Bill, clarifies that the incentives apply to affordable rental housing units that are rented to households earning 100 percent or below of the AMI at prices affordable to such households.

<u>Comment</u>: Please delete language re "at prices affordable to such households pursuant to Chapter B." The owners should determine what rents to charge to tenants. The size limits as well as the limited AMI restriction will necessarily keep the rents down.

Q. In renumbered SECTIONS 6 (real property tax exemption) and 7 (real property tax holiday) of the Bill, amends existing ROH sections (instead of creating new sections to specifically regulate affordable rental housing projects).

<u>Comment</u>: Please delete the references to a declaration of restrictive covenants for the reasons stated in paragraphs B and E above. Please also delete references to "at prices affordable to such households pursuant to Chapter B" for the reasons stated in paragraph P above.

Thank you for this opportunity to testify. I am happy to answer any questions.

Mel Kaneshige SuL Z LQ-



April 25, 2019

Honorable Kymberly Pine Chair Honolulu City Council Committee on Zoning and Housing Honolulu Hale Honolulu, Hawaii 96813-3077

RE: Bill No. 7, Relating to Affordable Rental Housing.

Chair Pine and members of the Committee:

My name is Gladys Quinto Marrone, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii is in strong support of Bill No. 7 CD 1, which proposes to create a temporary program to accelerate the construction of affordable rental housing on apartment- and business mixed usezoned properties by relaxing zoning and building code standards, and offering financial incentives.

Numerous government studies have found that in the State of Hawaii, the supply of housing has not and will not keep pace with demand over the next several years. This overall lack of supply of housing is the reason why the median housing price on Oahu is now approximately \$800,000. It is also part of the reason why we have a proliferation of "multi-generational housing", as well as the dreaded "monster houses."

We encourage the Council to explore new ways to incentivize development of more housing at all price points. Reducing regulatory barriers is one way to incentivize more housing development. The National Association of Home Builders found that in 2018, approximately 30% of the price of a new residential unit is attributed to compliance with government imposed exactions, regulations and codes. Relaxing zoning and building code standards while not compromising public health and safety will adddress the underlying issue of housing affordability.

We are in strong support of Bill No. 7 CD 1, as it is a step in the right direction. We appreciate the opportunity to provide comments on this matter.

Speaker Registration/Testimony

Name

kelly mondik

Phone

254-3838

Email

kelllyb67@yahoo.com

Meeting Date

04-25-2019

Council/PH

Committee

Zoning

Agenda Item

TVU

Your position on Comment

the matter

Representing

Self

Organization

Do you wish to

speak at the

No

1

hearing?

Owners that have no intention of renting long-term, but have bedrooms available at times should have the right to house vacation rentals. It is what hawaii is about, locals hosting guests and not pricing out visitors who can not afford to pay \$300 a night and not experience "real" aspects of Hawaii. It is not a money-making endeavor, but

Written Testimony

supplements high cost of living in hawaii and assists in making housing

improvements.

Mahalo, Kelly

Testimony Attachment

Accept Terms and Agreement



PO Box 2300 Honolula HI 96804-2300

April 23, 2019

Councilmember Kymberly Marcos Pine Chair, Committee on Zoning and Housing City Council City and County of Honolulu 530 South King Street Honolulu, HI 96813-3077

RE: Bill 7 (2019) Relating to Affordable Rental Housing

Aloha Chair Pine and Members of the Committee on Zoning and Housing:

Mahalo for the opportunity to submit testimony regarding the important Bill 7 CD1. American Savings Bank is a kamaaina institution with roots dating back to 1925. It is the third largest bank in Hawaii with more than \$7 billion in assets and 50 branches across the state. We are deeply committed to Hawaii, and in 2018 the bank invested approximately \$1.8 billion into communities throughout the State, which included financing and investing in affordable and workforce housing.

Bill 7 CD1 seeks to amend the Land Use Ordinance to incentivize development in the apartment, business, and apartment / business mixed use districts to increase the number of affordable rental housing units. American Savings Bank strongly supports Bill 7 CD1 with the recommendations set forth in Melvin Y. Kaneshige's testimony to the Zoning Committee dated March 27, 2019 (attached). The bank's management believes that Bill 7 CD1, inclusive of the recommendations by Mr. Kaneshige, will improve the opportunities to bring more affordable housing to Oahu, and can result in the re-development of under-utilized and functionally obsolete properties by significantly reducing the feasibility gap between development costs and the property's net rental income.

Affordable housing is severely needed on Oahu and the bank believes Bill 7 CDI, inclusive of the recommendations by Mr. Kaneshige, is a step in the right direction for producing more affordable rentals and addressing this critical issue.

Respectfully,

Dean Hirabayashi Senior Vice President

Commercial Real Estate Loan Manager

April 23, 2019

Kymberly Pine
Chair Committee on Zoning and Housing
City Council
City and County of Honolulu
530 South King Street
Honolulu, HI 96813

Re: Bill 7 CD1 (2019) Relating to Affordable Rental Housing

Dear Chair Pine and Members of the Committee on Zoning and Housing,

My name is Derek Lock and I am in support of Bill 7 CD1 with recommendations made per Mel Kaneshige's ("Mel's") March 27th testimony.

The spirit of the Affordable Rental Housing Bill is for small mom and pop landowners to be able to redevelop their underutilized apartment zoned lands. The bill is not for professional developers who are looking for sizable returns. The recommendations made by Mel's March 27th testimony will cut discouraging government regulation out of CD1 and create the ease of use that is necessary to foster badly needed affordable rental housing on Oahu.

I have also attached written testimonies that were in support of Mel's March 27th testimony from City Council's last meeting. The impressive list of testifiers is made up of business and community leaders. The testifiers along with their company's housing experts have gone through lengthy reviews of the various versions of the Affordable Rental Housing bill. From reading their testimonies it is clear they feel that more housing will be yielded with Mel's recommendations then without them.

Finally, in regard to the private sector engaging in this great community effort to deliver more affordable housing, we have heard that Hawaii's four major banks have been working on special lending programs targeted at the Affordable Rental Housing Bill to assist small mom and pop landowners. It's great to see the private sector getting involved to help the efforts made thus far by the public sector.

Mahalo for the opportunity to provide testimony,

Derek Lock

HNL Development LLC

Attached Testimonies from;

Peter Ho, Bank of Hawaii, CEO
Colbert Matsumoto, Island Holdings Inc., Chairman
Catherine Ngo, Central Pacific Bank, CEO
Daniel Nishikawa, First Hawalian Bank, Executive VP
Anthony Aalto, Sierra Club Oahu, Former Chairman
Michael Fergus, Fergus & Company, Manager
Suzanne Young, Honolulu Board of Realtors, CEO
Gladys Quinto Marrone, BIA-Hawaii, CEO

th Bank of Hawaii

April 17, 2019

The Honorable Ann H. Kobayashi Interim Chair & Presiding Officer Honolulu City Council City and County of Honolulu 530 South King Street Honolulu, HI 96813

Re: Bill 7 (2019) Relating to Affordable Rental Housing

Dear Chair Kobayashi and Members of the City Council:

My name is Peter Ho, Chairman, President and CEO of Bank of Hawaii. I commend the effort underway to provide incentives for landowners and developers to build more affordable rental units on small-parcel lands zoned for multi-family dwellings and certain other underutilized properties.

In particular, I support <u>Bill 7 CD1 with the recommendations set forth in testimony provided by Mr. Mel Kaneshige dated March 27</u>. The recommendations and amendments, in essence, would enhance the economic viability of such projects by amending certain regulations to facilitate an expedited review/approval process, helping to reduce development risk, and providing for a fair return on investment.

This bill seeks to address the long-time challenges developers have faced in trying to meet the demand caused by a severe shortage of low- to mid-rise walk-up buildings, which could otherwise accommodate some of our most needy population. We are specifically talking about those seeking rental housing and earning 100% or below of area median income. Additionally, this legislation is not contingent upon taxpayer subsidy, and can be accomplished by private sector initiative.

I respectfully encourage your favorable consideration of Bill 7 CD1 taking into consideration Mr. Kaneshige's proposals. Thank you for the opportunity to provide this testimony.

Sincerely,

Chairman, President and CEQ

16 2019 10:30AM HP Fax

Page 3

ISLAND HOLDINGS, INC.

April 15, 2019

Ann H. Kobayashi, Interim Chair Honolulu City Council City and County of Honolulu 530 South King Street Honolulu, HI 96813

Re: Bill 7 (2019) Relating to Affordable Rental Housing

Dear Chair Kobayashi and Members of the City Council:

I would like to express strong support of Bill 7 CD1 with recommendations as set forth in the attached testimony by Mel Kaneshige dated March 27, 2019.

Increasing the housing inventory in Honolulu is the most pressing economic need facing our community. It is especially critical at the workforce level where the lack of adequate supply is a major threat to the health of our economy. The fact that people are leaving Hawaii and employers are struggling to find qualified employees can be directly attributed to the frustration workers have with housing affordability.

The status quo is not doing the job and we need to try something different to spur investment by the private sector to meet the needs of our community. This bill would be an important step toward facilitating private investment and development of more multi-family residential housing.

Please support enactment of this measure that will encourage and enable the production of apartments that are affordable to the workforce members of our community,

Sincerely.

Celbert M. Matsumoto

Chairman

Island Holdings, Inc.

Enclosure: Testimony submitted by Mel Kaneshige dated March 27, 2019

🖟 16 2019 10:27AM 🗚 🖼

page 4



April 15, 2019

Ann H. Kobayashi Interim Chair City Council City and County of Honolulu 530 South King Street Honolulu, Hi 96813

Re: Bffl 7 (2019) Relating to Affordable Rental Housing

Dear Chair Pine and Members of the City Council Zoning Committee,

My name is Catherine Ngo, President and CEO of Central Pacific Bank, and I would like to testify in support of Bill 7 as amended by the M&M Version Transmitted from the Planning Commission on February 27, 2019.

The need for affordable rental units in Hawaii has risen to unprecedented levels, largely due to the increasing housing demand coupled with the absence of attention given to encourage private developers to build more affordable rental units with a fair return on investment. This bill will provide incentives for landowners and developers to build critically needed affordable rental units on lands already zoned for multi-family dwellings. Taxpayers will not need to subsidize these developments which will be completely funded by the private sector.

The additional inventory of affordable rental units will serve a sector of our population that represents a growing hot spot of local residents that are in between homeownership and homelessness. The rental units will be dedicated to housing those earning up to 100% of the Honolulu AMI, or \$81,700 for a single person to \$116,600 for a family of four. Monthly rents are expected to be approximately \$1,350 for one-bedroom units, \$1,600 for two-bedroom units, and \$1,750 for three-bedroom units.

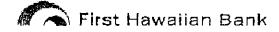
I urge the City Council's favorable action on Bill 7 with its amendments, as the positive impact to the needs of our island residents and our overall quality of life in Hawaii will be significant and long-lasting.

Thank you very much for your consideration.

Aloha.

Catherine Noo

President and Chief Executive Officer



April 15, 2019

Via Fax - (808)768-3826

Ann H. Kobayashi Interim Chair, City Council City & County of Honolulu 530 South King Street Honolulu, HI 96813

Re: Bill 7 (2019), Relating to Affordable Housing

Chair Kobayashi & Members of City Council,

There is clearly a shortage of residential rental properties in Honolulu, and I am in support of Bill 7 with reommendations as set forth by Mel Kaneshige's March 27th testimony.

Bill 7 as modified will provide necessary incentives for landowners and developers to build needed affordable rental units on properties that are already zoned for multi-family dwellings.

Bill 7 as modified will also help create new rental units on properties that may not otherwise be improved. The proposed residential buildings are on efficient use of the land, and the units will be rented by families that are making 100% of the Honololu AMI or less.

I have over 34 years of experience in real estate, and i am an active member of national real estate associations including ULI and NAIOP. I have worked on a large number of urban renewal projects in Hawaii and on the Mainland, and I sincerely appreciate the opportunity to provide this testimony.

With Aloha.

FIRST HAWAIIAN BANK

Daniel A. Mishikawa

Executive Vice President & Division Manager

Commercial Real Estate Division

Apr. 16.2619 9:22AV

Frizze & Concasy

Mil 3138 1

Fergus & Company ALIMITED LIABILITY COMPANY

125 MERCHANT STREET, SUITE 200 HONOLULU, HAWAI 20813 TELEPHONF (809) 545-1700 FAX (808) 545-1768

Via Fax: 768-3826 (5 pages)

April 16, 2019

Ann H. Kobayashi Interim Chair Honolulu City Council 530 South King Street Honolulu, Ht 96813

Re: Bill 7 (2019) Relating to Affordable Rental Housing

Dear Chair Kobayashi and Council Members:

I am a long-time resident of Hawaii and have been developing and managing commercial real estate here for more than 30 years. I am writing in support of Bill 7 CD1 with the recommendations made by Mel Kaneshige in his testimony dated March 27th (see attached).

This bill is a step in the right direction toward providing badly needed affordable rental housing on Oahu. It provides incentives to develop low to mid-rise, walk-up buildings that can be built economically on lands already zoned for multi-family dwellings. The development would take place over a number of years, making a huge dent in the currently estimated shortage of 65,000 to 85,000 units by the year 2025. Furthermore, this will all be done by the private sector, without government subsidy.

Advancing Bill 7 CD1 will help to address the long-term housing needs of our community and we ask for your support. Thank you for your consideration.

Very truly yours,

FERGUS & COMPANY A Limited Liability Company

Michae) L Pergus

Manager

MJF/vs Attachment

Anthony Aalto 3946 Lurline Drive • Honolulu, Hawai'i 96816 808.234.9779

Ann H. Kobayashi Interim Chair City Council City and County of Honolulu 530 South King Street Honolulu, HI 96813

Dear Chair Kobayashi and Members of the City Council:

In SUPPORT of Bill 7 (2019) CD1 Relating to Affordable Rental Housing

I am writing as an individual but I cannot help but note that when I was Chair of the O'ahu Group of the Sierra Club, developers would often press us —I'm paraphrasing- 'We desperately need new affordable housing, but the cost of regulation is killing us. Why can't you guys back off and relax the rules?'

Our reply was always: 'We'd be happy to, for the right sort of housing in the right place.' Well this bill would encourage the right sort of housing in the right places and I urge you to support the version that would do most to stimulate that sector as outlined by Mel Kaneshige's March 27th testimony which I have attached.

This bill will encourage denser, affordable, transit-oriented development in urban areas which is where it is needed and where it belongs. The bill could lead to as many as 500 new units per year which could help supply as much as 20% of the demand for moderately priced housing in Honolulu over the next 20 years.

I spent two years making No Room in Paradise, a documentary about our homeless crisis and I experienced first-hand the desperate need for moderate-income rentals. To meet that need we should not let the perfect be the enemy of the good. So I hope the Council will endorse the idea of adapting the code a little from that used in 40-story towers.

Anthony Ault()

Re: Bill 7 (CD1) 2019

The new units as proposed in Mel Kaneshige's testimony will have fire rated walls, new electrical systems, new plumbing systems, and fire sprinklers. The insistence by DPP and the Fire Department on using the same code as for high-rises is excessive.

It believe is significant that the effort to pass this bill has been led by Marshall Hung, the retired developer of workforce housing projects like 801 South Street. Mr Hung has brought his lifetime of expertise to bear in formulating the framework for this bill, to ensure the strongest possible response from property owners. He is not doing this for his own benefit, he is retired. He's trying to find the formula that will best stimulate property owners in this sector.

I urge you to follow the recommendations he and Mel Kaneshige have made.

Mahalo

Anthony Aalto

PIHonolulu Board of REALTORS

1136 12th Avenue, Suite 200 • Honolulu, HI 96876 3796 • TEL. 808 732.3000 • FAX: 808 732.8732 • www.hicentral.com

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Mark A. Stewart, R

Chad M. Takesuc, R

Lael Wheeler, R CRB

Chief Executive Officer Suzanne Young



REALTOR' is a revisioned collective membership mark that may be used only by real estate protessionals who are members of the NATIONAL ASSOCIATION OF REALTORS'. and subscribe to its etrict Code of Ethics

Testimony by Suzanne Young, CEO Honolulu Board of Realtors®

In Support of Bill 7 - Relating to affordable rental housing. Honolulu City Council Wednesday, April 17, 2019 Honolulu Hale

Aloha Chair Kobayashi and City Council Members,

The Honolulu Board of REALTORS (HBR) supports Bill 7 relating to affordable rental housing. The bill would establish a temporary program to accelerate the construction of affordable rental housing in the apartment and business mixed use zoning districts by relaxing certain zoning and building code standards and offering certain financial incentives.

Bill 7 is not a "cure all" for the current affordable housing crisis facing Oahu, but it provides one housing solution for a segment of the market that specifically addresses inventory and its affordability. The bill attempts to lessen zoning regulations and codes, waive Department of Planning and Permitting (DPP) fees, reduce real property taxes to incentivize owners to rebuild, build apartments in zoned apartment areas that house forty to sixtyyear old walk-ups that are two and three story situated on smaller parcels of land, and in desperate need of redevelopment. This ability to increase the number of available units can also serve as a possible solution to the proliferation of "monster homes" in residential communities.

HBR supports the concept to reduce government regulation, let the market shape the rental rate and allow developers to build a product that meets the needs of struggling low income families. We continue to look forward to working with city leaders to address the affordability and availability of housing on Oahu.

Mahalo for the opportunity to testify on Bill 7.

BUILDING INDUSTRY ASSOCIATION hiBlodin

April 17, 2019

Honorable Ann Kobayashi, Chair Honolulu City Council City Council Chambers Honolulu Hale Honolulu, Hawaii 96813-3077

RE: Bill No. 7, Relating to Affordable Rental Housing.

Honorable Ann Kobayashi, and members of the Council:

My name is Gladys Quinto Manone, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

BIA-Hawaii is in strong support of Bill No. 7 CD 1, which proposes to create a temporary program to accelerate the construction of affordable rental housing on apartment- and business mixed use-zoned properties by relaxing zoning and building code standards, and offering financial incentives.

Numerous government studies have found that in the State of Hawali, the supply of housing has not and will not keep pace with demand over the next several years. This overall lack of supply of housing is the reason why the median housing price on Oahu is now approximately \$800,000. It is also part of the reason why we have a proliferation of "multi-generational housing", as well as the dreaded "monster houses."

We encourage the Council to explore new ways to incentivize development of more housing at all price points. Reducing regulatory barriers is one way to incentivize more housing development. The National Association of Home Builders found that in 2018, approximately 30% of the price of a new residential unit is attributed to compliance with government imposed exactions, regulations and codes. Relaxing zoning and building code standards while not compromising public health and safety will adddress the underlying issue of housing affordability.

We are in strong support of Bill No. 7 CD 1, as it is a step in the right direction. We appreciate the opportunity to provide comments on this matter.

April 23, 2019

Via email to info@honoluludpp.org

Councilmember Kymberly Marcos Pine Chair, Zoning and Housing Committee City Council City and County of Honolulu 530 South King Street Honolulu, HI 96813

Re: Bill 7 (2019), CD1 Relating to Affordable Rental Housing

Chair Pine and Members of the Zoning and Housing Committee,

My name is Mel Kaneshige and I am submitting testimony generally in favor of the proposed Bill 7 (2019), CD1 with the following requested amendments:

1. General Background.

- a. This Bill is aimed at a relatively small number of small lots owned for the most part by small landowners. The lots must be 20,000 sf or less. DPP has estimated that there are 6,175 lots of 20,000 sf or less in apartment districts on Oahu and, of these, over one-half are 5,000 sf or less in size. See the DPP charts attached.
- b. Any new buildings would be considered "infill" development in already established multi-family zoned districts so they would not be changing the character of the neighborhoods in which they are located.
- c. We have estimated that it would cost roughly \$4 million to develop a 25 unit building on a 5,000 sf lot under Bill 7. This is in addition to the land cost which is assumed to be nil because the owner would already own the land.
- d. It is likely that generational families own the majority of these small lots available for development and that they are collecting rents from older improvements on these lots so a decision to redevelop the property and spend \$4 million is a significant decision that needs to be made.
- e. We are trying to keep the construction costs to \$225 per square foot or less. With this level of costs, it is possible to have rents at the \$1,350 per month level for a one-bedroom apartment and \$1,650 per month for a two-bedroom apartment and still have a modest 6% return for the owners. At these levels, this Bill will not attract big developers who want larger projects with higher returns.
- f. This Bill is designed to help owners to make that decision to rebuild to help with the lack of rental housing on Oahu.
- g. The target is to have 10 to 15 owners decide to do this every year during the 5 years that this program would be in place. Realistically, no units would be available for occupancy for at least 2 of the 5 years because of the time it takes to design and build these buildings so the overall impact would be small.

Councilmember Kymberly Marcos Pine April 23, 2019
Page 2_

Nonetheless it would take currently underdeveloped lands and turn them into badly needed rental units. In times of crisis we need to use all available resources to provide needed housing.

2. Delete Requirement of Declaration of Restrictive Covenants.

- a. The Bill requires that a Declaration of Restrictive Covenants be signed and recorded against the title of the affected property. This requirement is not only unnecessary and regulatory overkill but will also scare away potential development by owners who do not want to deal with burdensome governmental paperwork. All that needs to be required is an initial, then annual certification signed by the landowner that all the provisions of the bill are being complied with.
- b. This is exactly the same process that is required by the City in granting homeowners' exemptions from real property taxes. No Declaration of Restrictive Covenants is required for that exemption even though the total amount of the real property taxes exempted there is many multiples of what this Bill would grant as incentives.
- c. According to the City's Department of Budget and Fiscal Services there are approximately 147,000 homeowners' exemptions, all of which are granted under a one-time certification signed by the homeowner. A copy of that Certification is attached for your information. That one-time certification states:

[HOMEOWNERS REAL PROPERTY TAX EXEMPTION] **CERTIFICATION**I (we) certify that I own and occupy this home in accordance with Section 810.4, ROH, and that the foregoing is true and correct to the best of my
knowledge. I understand that any misstatement of facts will be grounds for
disqualification. I also understand if I cease to qualify for such exemption, I
must report to the assessor within 30 days this change in facts or status.
Failure to report a change in facts or status will result in disqualification and
penalties.

d. Using the 147,000 number of exemptions and multiplying that by the new \$100,000 exemption and the \$3.50 per \$1,000 tax rate results in a revenue impact of \$51,450,000 per year. Why is this important? Because for this size of revenue loss - \$51,450,000 – all that the City requires is a simple one-time certification. Contrast this to what we are proposing – an initial certification that the units are rented to 100% AMI tenants and an annual follow-up certification to the same effect. All of this for maybe 10 to 15 buildings per year for maybe 3 years since it will take 2 years to get a project built and the sunset for Bill 7 is 5

years. All for a revenue "loss" which would be a small fraction of what the City loses in the homeowners' exemption. How does an insistence on a Declaration of Restrictive Covenants make sense in light of this?

- e. DPP's main argument is that recording a Declaration of Restrictive Covenants will help with enforcement. We disagree. There is no practical difference between enforcing a Certification v. a Declaration. There is no difference between a false statement made in a Certification v. a Declaration. The issue is always going to be enforcement, as it is with vacation rentals, monster homes, etc. There is a big difference in an owner's perception of the bureaucratic red tape, however, between a simple Certification which is similar to the one for a homeowner's exemption v. a Declaration of Restrictive Covenants which must be recorded in the Bureau of Conveyances and affects the title to the property which may be held by various family members. There may also be a mortgage recorded against title that will necessitate the homeowner getting the consent of the lender before the Declaration can be recorded. Requiring that a Declaration of Restrictive Covenants be recorded is a big hurdle that will cause owners to hesitate to build affordable rentals, remembering that this Bill is aimed at small, fairly unsophisticated landowners.
- f. In fact, the draft Bill already provides for a Certification of the type we favor in Section __1.1 in the definition of "Affordable rental housing project" on page 3 which states:

A certification must be filed annually with the director of budget and fiscal services using a form provided by the department of budget and fiscal services, affirming that at least 80 percent of the total units in the affordable rental housing are affordable rental housing units and no more than 20 percent of the total units in the affordable rental housing are occupied by the property owners or individuals who are related by blood, marriage, or adoption to the property owners.

g. Affected provisions of Bill:

- i. Sec. -1.1 Definition of "Affordable rental housing project" on page 3;
- ii. Sec.__-1.1 Definition of "Declaration of restrictive covenants on page 4;
- iii. Sec.__-1.4 Recordation of declaration of restrictive covenants on page 5;
- iv. Sec. 8-10. (a), (b)(4), (d), (g), (g) (2) Exemption Qualifying affordable rental dwelling units or affordable rental housing units on pages 20 to 23;

 v. Sec. 8-10. (f) Exemption during construction work for and marketing of affordable dwelling units or affordable rental housing projects on page 26.

3. Delete Requirement of Maximum Rental Amounts.

- a. The central premise of this Bill is to provide incentives for the private sector to develop underutilized land to increase the supply of badly needed rental housing on Oahu. The only restriction is that the units must be rented to tenants who are at 100% AMI or less.
- b. Rental rates will be set by the landlords depending on the location of the units and their desirability. Units in Waikiki will likely rent for more than units in Wahiawa and units on bus lines will likely rent for more than units without convenient access to public transportation. Given the density and restricted sizes of the units as required by the Bill, the market itself will regulate the rents. There is no need for an artificial cap to be imposed as required by language stipulating that rents need to be set "at prices affordable to such households pursuant to Chapter B."
- c. Affected provisions of Bill:
 - i. Sec.__-1.1 Definition of "Affordable rental housing project" on page 3;
 - ii. Sec. 14-10.__(a)(4) on page 19;
 - iii. Sec. 18-6.5(i) on page 19;
 - iv. Sec. 22.7.3(j)(4) on page 19;
 - v. Sec. 8-10.__ (b)(4) on page 20;
 - vi. Sec. 8-10.__(b)(4), (c) on page 25.

4. <u>Condominium Property Regime (CPR) Form of Ownership Should be Permitted in All</u> Districts.

- a. A condominium property regime ("CPR") is merely a form of subdivision of real estate. It is three-dimensional, instead of the typical two-dimensional land subdivision. It is used for the same reason that land subdivisions are used to divide the ownership of land. While a land subdivision results in lots, CPRs result in apartment units, both of which (lots and apartment units) can be owned separately. This is the key characteristic to a CPR and why it is important to this Bill.
- b. As detailed in paragraph 1 above, this Bill is aimed primarily at small lots of 20,000 square feet or less. The target market of this Bill is small owners who own small lots. This Bill is not aimed at big developers with big lots with big plans for big buildings. This Bill is aimed at small landowners (likely generational

families) with <u>small lots</u> with <u>small plans</u> for <u>small buildings</u>. It aims to convert presently underutilized properties to badly needed affordable rental housing.

- c. Given this background, CPRs can provide a way for small family owners to develop family-owned lands and then hold ownership separately from each other. For example, it will enable four siblings to each own a separate floor of a four-story affordable rental housing building and borrow money separately to finance the college educations of their kids or help with down payments on homes for their kids. In short, it will provide flexibility and encourage families to go ahead with a redevelopment of their underdeveloped properties, remembering that the tenants must be 100% AMI or less restricted.
- d. Affected provisions of Bill:
 - i. Sec.__-1.1 Definition of "Declaration of restrictive covenants", subsection (4) on page 4;
 - ii. Sec.__-1.3 Prohibition against condominium property regime on page 5.

5. Affordable Rental Housing Should be Allowed in Business and School Zoned Districts.

- a. Section__-2.2 Permitted Uses on page 6 should be amended to permit affordable rental housing to be built in Business zoned districts as well as all other zoning districts in which pubic elementary, middle, and high schools are permitted.
- b. E commerce is changing the retail landscape and owners with business zoned lands that cannot find retail tenants should be permitted to build affordable rental housing instead. The need for affordable rentals is critical and building more affordable rentals should be encouraged where there is underutilized land.
- c. Public schools are having a difficult time recruiting and retaining teachers in large part because of their inability to find affordable housing. Permitting the DOE to use their underutilized school lands for affordable rentals is a big boost for public education. The State DOE has submitted testimony in favor of this provision.

6. The Penalty Section Must be Amended.

- a. Section __-1.6 Violation Penalty on page 5 specifies a draconian civil fine of "10 times the amount of the real property tax assessed for the years of noncompliance".
- b. To give a "real world" order of magnitude of what this could mean, a redeveloped property could be worth approximately \$5 million (\$4 million for construction and \$1 million for land). If that property was assessed for real property tax purposes at \$5 million and the real property tax rate is \$3.50 per

Councilmember Kymberly Marcos Pine April 23, 2019 Page 6

- \$1,000, then the real property tax should be \$17,500 per year (\$3.50 times 5,000) and the penalty called for by this provision would be $\frac{$175,000}{10}$ (10 times the real property taxes) per year of any violation.
- c. The amount of this civil fine is clearly excessive for what could be an inadvertent violation of the rules governing affordable rental housing and, accordingly, may not be enforceable. The Bill already provides for paybacks of incentives, with interest, in the event of violations and these should be enough to deter violators.
- 7. The Number of Off-Street Loading Spaces Should be Left to the Owner. The development standards table in Section ___-2.3 on page 7 contains a requirement for a minimum of one off-street loading space to accommodate garbage pickup and garbage bin storage. The number of off-street loading spaces should be up to the owner to decide in the same way that the owner will decide on the number of parking stalls, if any, to provide. The owner needs to gauge the market and his ability to rent (or not) his apartments with or without parking and loading spaces.
- 8. Fire Exit Stairway Requirement of Buildings of 35 Units or Less. Section ___-3.2(f)(3) on page 18, provides that buildings that are less than three stories in height with 35 or fewer units may have one fire exit stairwell that is a minimum of 36 inches (instead of 48 inches) wide. After discussions with DPP and the Honolulu Fire Department, we agree that the width of this single stairway should be 48 inches (instead of 36 inches) but without the limitation of three stories or less or the requirement that the stairwell exit to both the ground floor and the roof with a railed-off waiting area on the rooftop.

Elevators.

- a. Section __-3.2(h) on page 18 states in part "Elevators are not required unless mandated by Section 1007.2.1 of the building code."
- b. Section 1007.2.1 of the Honolulu building code states:

Section 1007.2.1 Buildings with four or more stories. In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, at least one required accessible means of egress shall be an elevator complying with Section 1007.4.

c. We agree with this as it reiterates that no elevators are required in the affordable rental housing buildings to be built under Bill 7 unless the units need to be accessible under the federal Fair Housing Act (FHA). In general, FHA requires the units on the first habitable floor to be "accessible" for FHA purposes Councilmember Kymberly Marcos Pine April 23, 2019 Page 7

and, we expect that the affordable rental housing buildings to have a ground floor unit or units that are FHA "accessible" so no elevators will be required.

10. <u>Fire and Smoke Alarm Systems</u>. In discussions with the Honolulu Fire Department, it was suggested that smoke alarms need not be located in kitchens, so we ask that the words "and kitchens" in Section __-3.2(i) on page 18 be deleted.

11. Front, Side and Rear Yard Setbacks.

Sur Z. L.C.

- a. Section ___-2.3 Development Standards on page 7 sets out the Minimum Front, Side and Rear Yard Setbacks generally at 10 feet for Front Yard and 5 feet for Side and Rear Yards.
- b. Affordable rental housing is to be permitted in A-1, A-2, A-3, BMX-3 and BMX-4 zoning districts under Section ___-2.2 Permitted uses on page 6 of the Bill and we are proposing it also be allowed in Business and districts in which public schools are permitted.
- c. In some of those underlying districts, the minimum front, side and rear yard setbacks are less than those called for in the Bill. To remedy this, we propose adding language to the Development Standards saying "unless the minimum yard is less in the underlying zoning district" to be sure that this Bill is not making the minimum yard requirement more onerous. As an example, the minimum front yard in a BMX-4 district is 5 feet (v. 10 feet in the Bill) and the side and rear yard setbacks are -0- (v. 5 feet in the Bill).

Thank you for this opportunity to testify. I am happy to answer any questions.

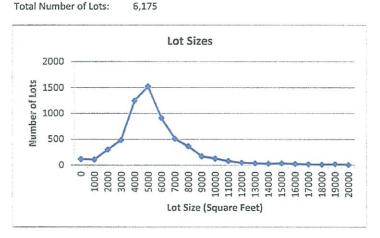
Mel Kaneshige

<u>Potential Additional Units Possible Under Walkup Rental</u> <u>Apartment Bill</u>

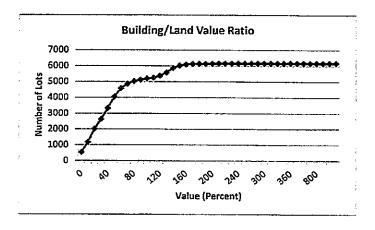
DPP did a quick study of the possible impact of the Walkup Rental Apartment bill and found the following:

1. <u>6,175 Apartment-Zoned Parcels of 20,000 sf and Less</u>. In the Apartment-zoned lands on Oahu, there are 6,175 parcels of 20,000 sf or less. More than ½ of the 6,175 parcels are 5,000 sf or less in size.





- 2. <u>Parcels Susceptible for Redevelopment</u>. DPP then looked at only those lots that were a minimum of 5,000 sf in size to a maximum of 20,000 sf. Using this parameter, DPP found that there are 3,204 Apartment-zoned parcels.
 - a. DPP then estimated which of these 3,204 parcels are susceptible for redevelopment. DPP's methodology was to compare the assessed valuation of improvements on a parcel with the assessed valuation of the land. DPP used two benchmarks improvements with a valuation of (a) 30% or less of the land and (b) 10% or less of the land.
 - b. DPP found that there are 1,382 parcels with improvements that are valued at 30% or less than the land and 536 parcels with improvements that are valued at 10% of less than the land.



3. At Least 14,000 to 21,000 Additional Units Possible. DPP then calculated that the proposed bill could result in 14,073 to 21,084 additional units using the 30% valuation of improvements v. land. DPP's assumptions included (a) lots between 5,000 sf and 20,000 sf, (b) height limits of three and floor stories (resulting in the difference between the 14,703 additional units and the 21,084 additional units), (c) 4.0 FAR, (d) 20% minimum common area, and (e) 800 sf average unit size. DPP did not include Apartment Mixed Use zoned lands, Business zoned lands, or Business Mixed Use zoned lands nor lands zoned for schools with excess lands that could be used for this purpose. In other words, the potential for additional units is much greater than the 14,000 to 21,000 units calculated for just the Apartment zoned lands.

APARTMENT LANDS 5,000 - 20,000 SQUARE FEET Total Number of Lots: 3,204

		Building/Land Value Less Than Or Equal To	
	30%	10%	(units/acre)
Total Number of Lots	1,382	536	
FOUR FLOORS MAXIMUM:			
Possible Housing Units*	28,044	11,468	
Existing Housing Units	6,960	1,586	100-140
Addition to Housing Stock	21,084	9,882	
THREE FLOORS MAXIMUM:			
Possible Housing Units*	21,033	8,601	70-105
Existing Housing Units	6,960	1,586	
Addition to Housing Stock	14,073	7,015	



REAL PROPERTY ASSESSMENT DIVISION DEPARTMENT OF BUDGET AND FISCAL SERVICES CITY AND COUNTY OF HONOLULU

Above enter 12-digit parcel ID

Please include: -HEX at end of numbers For example: 210630150000-HEX

CLAIM FOR HOME EXEMPTION

Sections 8-10.4 and 8-10.5, ROH

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SOCIAL SECURITY	NUMBER	DATE OF BIRTH				
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FOR OFFICIAL USE ONLY						
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Buildii	ng #:	Land Exemption %:				
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BFS-RP-P-3 (Rev 08/14)

www.realpropertyhonolulu.com

HOME EXEMPTION REQUIREMENTS

The real property is owned and occupied as the *owner's principal home* as of the assessment date by an individual or individuals. *Owner's principal home* means occupancy of a home in the city with the intent to reside in the city. Intent to reside in the city may be evidenced by, but not limited to, the following factors: occupancy of a home in the city for more than 270 calendar days of a calendar year; registering to vote in the city; being stationed in the city under military orders of the United States; and filing an income tax return as a resident of the State of Hawaii, with a reported address in the city.

Your ownership must be recorded at the Bureau of Conveyances on or before September 30th proceeding the tax year for which such exemption is claimed.

You file the claim for homeowner exemption with the Real Property Assessment Division (RPAD), Department of Budget and Fiscal Services, City and County of Honolulu, on or before September 30th preceding the tax year for which such exemption is claimed. Once exemption claim is accepted and approved for applied principal home, no additional home exemption filing is required.

If you are a lessee with a lease that has a term of five or more years and the parcel is used for residential purposes, the lease and any extension, renewal, assignment or agreement to assign the lease has been recorded at the Bureau of Conveyance, and the lessee agrees to pay all real property taxes during the term of the lease, you may qualify for the home exemption.

SOCIAL SECURITY NUMBER

The social security number is requested for the purpose of verifying the identity of the claimant. The request is authorized under the Federal Social Security Act (42 U.S.C.A. Sec. 405(c)(2)(C)). Disclosure is voluntary and will not affect the allowance of a claim for exemption, but failure to disclose may result in delays in determining eligibility. If disclosed for purposes of this exemption, social security numbers will not be subject to public access.

INSTRUCTIONS

- Proof of age required for home exemption: If applying in person, present proof of age for all applicants, such as
 driver's license, state identification, birth certificate, or other government or legal document. If applying by mail, complete
 the claim form and submit a photocopy for proof of age of all applicants, such as driver's license, state identification, birth
 certificate, or other government or legal document.
- 2. If there is more than one living unit or building on this parcel, draw a plot plan below showing the location of the living unit where the owner or owners reside and the other living units or buildings on the parcel.
- 3. Claim forms are also accepted at all Satellite City Halls. Claims submitted at Satellite City Halls need to be in duplicate.
- 4. Deliver or mail via (certified or registered) the claim form with supporting documentation to:

Real Property Assessment Division 842 Bethel Street, Basement Honolulu, Hi 96813 Telephone: (808) 768-3799 Real Property Assessment Division 1000 Uluohia Street #206 Kapolei, HI 96707 Telephone: (808) 768-3799

(NOTE: This claim cannot be filed by facsimile transmission. For a receipted copy, submit with a self addressed stamped envelope.)

Additional claim forms are available at the Real Property Assessment Division, Satellite City Halls, and the City and County of Honolulu's website at www.realpropertyhonolulu.com

PLOT PLAN